



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution to Approve the Final Map and Improvement Agreement for Woodhaven Park, Unit No. 3, Tract No. 3187 and Appropriate Funds for Applicable Reimbursements

MEETING DATE: December 18, 2002

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution authorizing the following actions for the Woodhaven Park, Unit No. 3 subdivision:

1. Approve the final map and improvement agreement for Woodhaven Park, Unit No. 3, Tract 3187, and direct the City Manager and City Clerk to execute the improvement agreement and map on behalf of the City.
2. Appropriate funds for applicable reimbursements.

BACKGROUND INFORMATION: The subdivision is located west of Lilac Street and south of the Woodbridge Irrigation District (WID) canal as shown on Exhibit A. The development consists of 11 medium-density single-family residential lots.

The developer of the subdivision, J. C. Custom Homes, Inc., has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

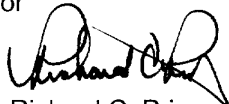
The subdivision improvements include the installation of street frontage improvements in Lilac Street along the subdivision frontage, as well as the adjacent parcels to the south. In addition, in order to provide for orderly development and correct deficiencies in the existing street pavement on Lilac Street, the developer shall also remove and replace existing pavement improvements along the project frontage to the centerline of Lilac Street. The developer is entitled to reimbursement by the City in conformance with Lodi Municipal Code §16.40, Reimbursement for Construction, for the removal and replacement of the existing improvements in Lilac Street. The reimbursement will be made by the City when the improvements are complete and accepted by the City.

Staff requests that funds be appropriated to cover the required reimbursement.

FUNDING: (IMF) Streets Local \$ 26,500

Funding Available: _____

Finance Director


Richard C. Prima, Jr.
Public Works Director

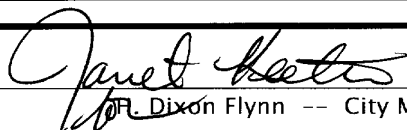
Prepared by Lyman Chang, Associate Civil Engineer

RCP/LC/pmf

Attachment

cc: Senior Civil Engineer Fujitani
Senior Civil Engineer Welch
J. C. Custom Homes, Inc.
Baumbach & Piazza

APPROVED: _____


Janet K. Dixon Flynn -- City Manager

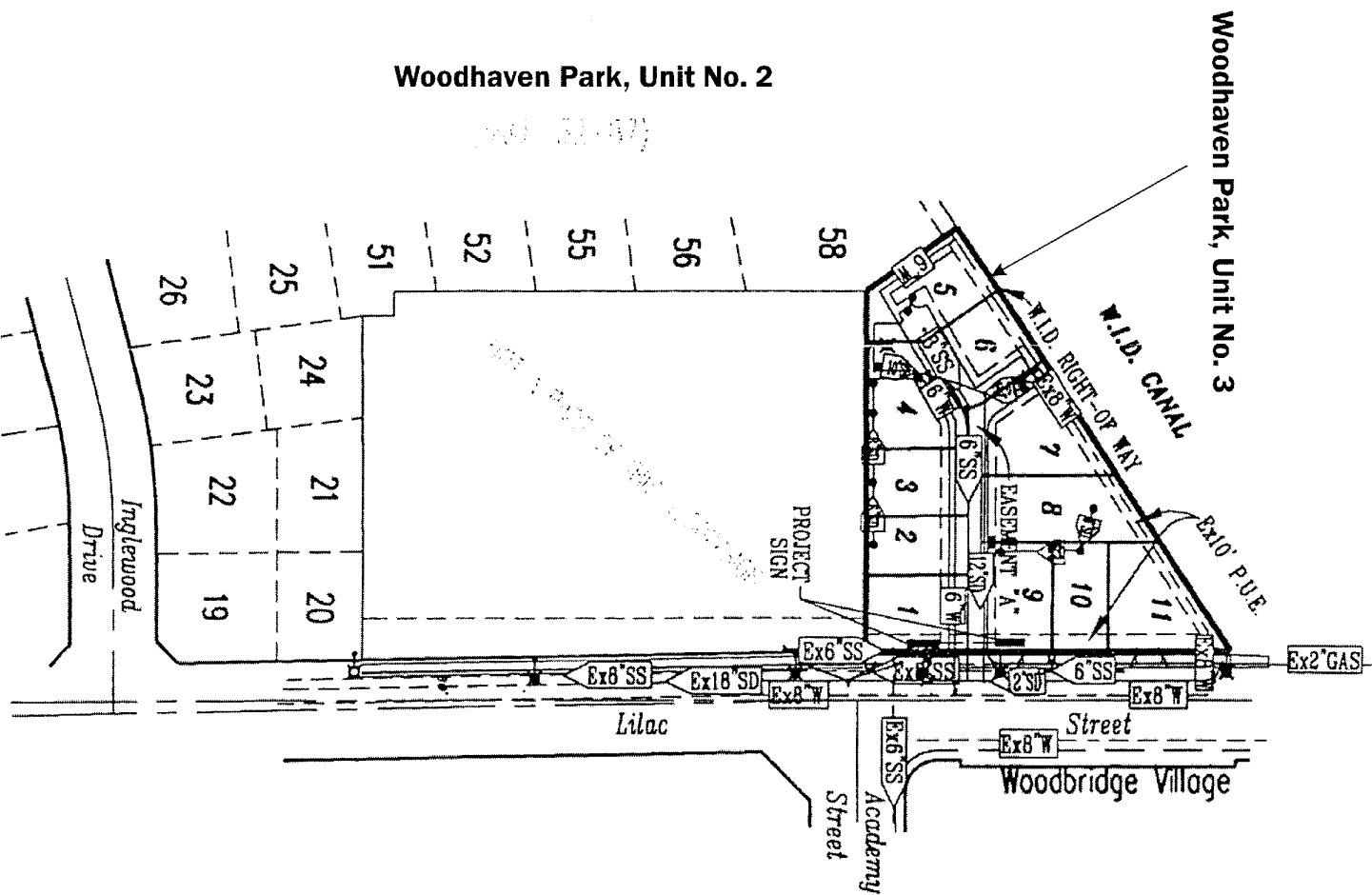


CITY OF LODI

PUBLIC WORKS DEPARTMENT

Exhibit A

Woodhaven Park Unit No. 3



RESOLUTION NO. 2002-255

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE
FINAL MAP AND IMPROVEMENT AGREEMENT FOR
WOODHAVEN PARK, UNIT NO. 3, TRACT NO. 3187, AND
FURTHER APPROPRIATING FUNDS FOR THE APPLICABLE
REIMBURSEMENTS

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NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the Final Map and Improvement Agreement for Woodhaven Park, Unit No. 3, Tract No. 3187 between the City of Lodi and J. C. Custom Homes, Inc., and further authorizes and directs the City Manager and City Clerk to execute the Improvement Agreement and Final Map on behalf of the City of Lodi; and

BE IT FURTHER RESOLVED, that funds in the amount of \$26,500.00 be appropriated as follows for the applicable reimbursement:

IMF – Street Local	\$26,500.00
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Dated: December 18, 2002

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I hereby certify that Resolution No. 2002-255 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 18, 2002 by the following vote:

AYES:	COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and Mayor Hitchcock
NOES:	COUNCIL MEMBERS – None
ABSENT:	COUNCIL MEMBERS – None
ABSTAIN:	COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

CITY COUNCIL

SUSAN HITCHCOCK, Mayor
EMILY HOWARD
Mayor Pro Tempore
JOHN BECKMAN
LARRY D. HANSEN
KEITH LAND

CITY OF LODI

PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

December 12, 2002

J. C. Custom Homes, Inc.
P.O. Box 131
Woodbridge, CA 95258

Baumbach & Piazza
323 W. Elm Street
Lodi, CA 95240

SUBJECT: Adopt Resolution to Approve the Final Map and the Improvement Agreement for Woodhaven Park, Unit No. 3, Tract No. 3187 and Appropriate Funds for Applicable Reimbursements

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, December 18, 2002. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Lyman Chang, Associate Civil Engineer, at 333-6800, extension 2665.



for:

Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

NCC_IMPROVEMENT AGREEMENT